



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Plans and Specifications and Advertisement for Bids for
Demolition of Elevated Water Storage Tank. 114 North Main Street

MEETING DATE: January 15, 1992

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the plan, and specifications for the above project and authorize advertising for bids.

BACKGROUND INFORMATION: This project is for the removal and disposal of the old elevated water tank and tower. The tank, constructed around 1910, does not meet current earthquake standards. A study performed by Plack & Veatch in 1978 concluded that the tank should be replaced in lieu of trying to repair the aging structure. Although still serviceable, the lack of a ready market for used tanks, coupled with expensive dismantling and transportation costs means the tank will probably be cut up and sold as scrap steel. Early last year, we contacted dismantlers in California and across the country. They agreed that, considering the type and age of tank, demolition would probably be the most cost effective alternative.

Coupled with this project is the removal of the old jail building and three storage sheds previously used by the Parks and Recreation Department. These structures are adjacent to the old water tank and their removal will make the tank removal easier. The removal of the tank and structures will allow the Parks and Recreation Department to use this area for the storage of materials and vehicles.

Attached, as information only, are Exhibits A and B. Exhibit A is a copy of the February 17, 1988 Council meeting minutes and discussion of the historical significance of, and decisions regarding, the old jail building. Exhibit B is a copy of the Council Communication and recommendation along with the negative declaration and support documents presented at the February 17, 1988 Council meeting which relate to the removal of the old Jail building.

As per the City Council decision in 1988, the various architectural features of the old jail building will be salvaged by the contractor as part of this demolition contract.

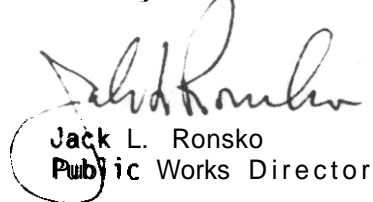
APPROVED

THOMAS A. PETERSON
City Manager

CC :

Plans and Specifications and Advertisement for Bids for
Demolition of Elevated Water Storage Tank, 114 North Main Street
January 15, 1992
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FUNDING: Originally Budgeted: 1990/1991
Budgeted Fund: Water Capital Outlay
Total Project Estimate: 555,000
Bid Opening Date: February 5, 1992



Jack L. Ronsko
Public Works Director

Prepared by Mark Lindseth. Associate Civil Engineer

JLR/ML/lm

Attachments

cc: Purchasing Officer
Water/Wastewater Superintendent
Lodi Water Committee, Attn: Ralph Lea
Maria L.



PUBLIC WORKS DEPARTMENT

Exhibit A

PUBLIC HEARING TO
CONSIDER APPROVING
THE NEGATIVE
DECLARATION AND
INITIAL STUDY, INCLUDING
FINDINGS FOR CITY
BUILDINGS DEMOLITION
PROJECT (OLD CITY
JAIL AND STORAGE
BUILDINGS)

CC-53(a)
CC-121

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk. Mayor Pro Tempore Snider called for the Public Hearing to consider and approve the negative declaration for the city buildings demolition project (old city jail and storage buildings).

Council was reminded that on December 16, 1987, the Lodi City Council agreed to delay demolition of the old city jail, pending development of a study to determine the historical significance of the building. To this end, the Community Development Department conducted an initial study in accordance with Section 21,000 et seq. of the California Public Resources Code, with cooperation from the San Joaquin County Historical Museum and the Jail Committee, headed by Codians Anne Meyers and Maria Serna. The scope of the study includes all structures within the project site, except the old fire hall, which are being considered for demolition and may be of some possible historical significance.

The Staff report was given by Community Development Director Schroeder and Associate Planner Barnum.

Addressing the Council regarding the matter were the following:

Marie Elena Serna, 801 West Elm Street, Lodi

Naomi Carey, 402 West Oak Street, Lodi

There being no other persons in the audience wishing to speak on the matter, the public portion of the hearing was closed.

On motion of Council Member Hinchman, Reid second, Council certified the subject Negative Declaration and Initial Study and established the following findings:

1. As a result of physical deterioration and localized demolition, the buildings' significance as a historic resource has diminished to an insignificant level.
2. The buildings' loss of historical integrity would cause them to be ineligible for inclusion in the National Register of Historical Places; therefore, it has been determined that the proposed project will not result in a significant impact on the environment (historical resources), and that no mitigative action is required.



Continued February 17, 1988

On motion of Council Member Winchman, Pinkerton second, Council directed Staff to proceed with implementing the proposed discretionary measure regarding historic preservation as outlined in the Historic and Architectural Assessment as listed below:

Discretionary Measures - Historic Preservation

Although significant effects will not result from the project, additional measures may be taken at the City's discretion to reduce irreversible effects of the project toward the collection of salvageable historic materials.

1. That a qualified professional historian develop an historical interpretive and photo documentation of the buildings.
2. That architectural elements of the structure (e.g. dates, arches, filigree, cornices and cement blocks) be incorporated into the new construction onsite, using the following example:

Architectural elements may be incorporated into an interior wall of a building foyer which will be open to the public. Interpretives would also be incorporated into an interior design which would focus on an historic motif of the City.

On motion of Council Member Hinchman, Pinkerton second, Council directed Staff to prepare a proposal for the establishment of a City Historical Building Preservation Committee.

Further, on motion of Council Member Reid, Hinchman second, Council authorized the retaining of a qualified professional historian to develop an historical interpretive and photo documentation of the subject buildings at a cost not to exceed \$1,000. These funds were appropriated from the General Operating Reserve.

C O U N C I L C O M M U N I C A T I O N

Exhibit B

TO: THE CITY COUNCIL
FROM: THE CITY MANAGER'S OFFICE

COUNCIL MEETING DATE:
FEBRUARY 17, 1968

SUBJECT: APPROVAL OF NEGATIVE DECLARATION 88-01 CITY OF LODI BUILDINGS DEMOLITION

RECOMMENDED ACTION: That the City of Lodi consider and approve the proposed Negative Declaration and Initial Study for the above project, to specifically include recommended findings provided by the Initial Study, prior to project authorization. Also, that the City of Lodi consider preservation measures which may be taken at the City's discretion.

BACKGROUND INFORMATION: On December 16, 1987, the Lodi City Council agreed to delay demolition of the old city jail, pending development of a study to determine the historical significance of the building. To this end, the Community Development Department conducted an initial study in accordance with Section 21,000 et seq. of the California Public Resources Code, with cooperation from the San Joaquin County Historical Museum and the Save the Jail Committee, headed by Lodians Anne Meyers and Maria Serna. The scope of the study includes all structures within the project site, except the old fire hall, which are being considered for demolition and may be of some possible historical significance.

Rick Barnum

Rick Barnum
Associate Planner

R8:jj

COUN023
TX1A.020

NEGATIVE DECLARATION

Notice is hereby given that the City of Lodi Planning Department has determined that the following proposal will have no "Significant Impact on the Environment". Supporting documentation is available in the form of a "Preliminary Environmental Assessment" and is available for public review in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration to the Planning Commission may do so no later than the date indicated as "Last date to Appeal".

Date	<u>January 27, 1988</u>	Project Title:	ND-88-01
			CITY OF LODI BUILDINGS DEMOLITION

Responsible Agency:	<u>Lodi Planning Dept.</u>	Contact Person:	<u>RICK BARNUM</u>
			Associate Planner

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

CITY OF LODI

Address:	City:	County:
<u>221 W. PINE STREET</u>	<u>LODI</u>	<u>SAN JOAQUIN</u>

Area Code:	Phone:
<u>(209)</u>	<u>333-6711</u>

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

The project consists of clearing portions of City property (Parks & Recreation Department) located at 125 N. Stockton Street and 122 N. Main Street (corner lot), Lodi, CA. Clearing shall include demolition of structures, removal and disposal of concrete, brick, steel, and other incidental and related work.

Project Location City	Project Location County
<u>LODI</u>	<u>SAN JOAQUIN COUNTY</u>

Last Date to Appeal:	Address Where Preliminary Environment Assessment is Available
<u>February 8, 1988</u>	LODI CITY PLANNING DEPT. 221 W. Pine St., Lodi, CA 95240 Phone: (209) 334-5634

Environmental Assessment

INITIAL STUDY

1. PROJECT TITLE City of Lodi Builder's Demolition
2. LOCATION 125 N. Stockton Street: 122 N. Main Street Lodi, CA
3. PROJECT DESCRIPTION The project consists of clearing a portion of the property at the above locations, including demolition of structures, removal and disposal of concrete, brick, steel, and other incidental and related work.
4. General Plan Designation (A) Existing (city), (B) Proposed Public (Existing designation, no change proposed)
5. Site description and surrounding land use Site consists of structures associated with City Parks and Recreation Department operations to include a corporate yard and offices. Surrounding land use is commercial.
6. Zoning (A) Existing, (B) Proposed Public (Existing zoning, no change proposed).

Will the Project Have a Significant Effect Through Any of the Following Impacts?

Yes No Maybe

- | | | | | |
|-------|--|-----|----------|-----|
| 7. a. | Substantial alteration of natural topography, soil or subsoil features | ___ | <u>X</u> | ___ |
| b. | Substantially degrade surface or ground-water quality.. | ___ | <u>X</u> | ___ |
| c. | Substantially deplete surface or groundwater resources. | ___ | <u>X</u> | ___ |
| d. | Substantially interfere with groundwater flow or recharge..... | ___ | <u>X</u> | ___ |
| e. | Cause a significant affect related to Flood, erosion or siltation..... | ___ | <u>X</u> | ___ |
| f. | Substantial interference with the habitat of any species of fish, wildlife or plant..... | ___ | <u>X</u> | ___ |
| g. | Violate ambient air quality standards or create substantial air emissions or objectionable odors..... | ___ | <u>X</u> | ___ |
| h. | Substantially increase ambient noise or vibration level for adjoining areas..... | ___ | <u>X</u> | ___ |
| i. | Substantial reduction of existing cropland.... | ___ | <u>X</u> | ___ |
| j. | Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards..... | ___ | <u>X</u> | ___ |

	Yes	No	Maybe
k. Have a <u>substantial</u> , demonstrable, negative aesthetic effect.....	_____	<u>X</u>	_____
l. Result in the disruption or alteration of an archeological, historical or paleontological site,...	_____	_____	<u>X</u>
m. Cause or <u>allow</u> substantial increase in consumption in any natural resources.....	_____	<u>X</u>	_____
n. Results in the use or waste of substantial amounts of fuel or energy.....	_____	<u>X</u>	_____
o. Necessitate major extensions of water. sewer. storm drain, electrical lines or public roads.....	_____	<u>X</u>	_____
p. Substantially increase demand for or utilization of public services such as schools or fire or police protection.....	_____	<u>X</u>	_____
q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety.....	_____	<u>X</u>	_____
r. Induce substantial growth, concentration or displacement of population.....	_____	<u>X</u>	_____
s. Result in an alteration or conflict with existing or planned land uses.....	_____	<u>X</u>	_____
t. Conflict with adopted plans, goals or policies of the City of Lodi.....	_____	<u>X</u>	_____

Adverse impacts of project and their magnitude: _____

Refer to attached Historic and Architectural Assessments.

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study: _____

No mitigation measures are proposed.

RECOMMENDATION

X Negative Declaration _____ EIR _____ Conditional Negative Declaration

JAMES B. SCHROEDER
Environmental Review Officer

By James B. Schroeder Date 1-28-88

Building Group 1.
HISTORIC AND ARCHITECTURAL ASSESSMENT

PROJECT TITLE City of Lodi Building Demolitions (Phase I)

PART a. IDENTIFICATION

1. Common Name: Storage Building
2. Historic name (if known) Unknown
3. Street address 125 N. Stockton Street
City Lodi Zip 95240 County San Joaquin
4. Assessor Parcel Number 0
5. Present owner (if known) City of Lodi
Address 221 W. Pine Street City Lodi Zip 95240
Ownership is: Public x Private _____
6. Present Use: Storage Original Use Unknown
Other past uses Unknown

PART b. DESCRIPTION

7. Describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The subject building was constructed in two parts, one in 1908 and the other 1921. Construction is of unreinforced concrete block. Although painted white, the concrete block displays its original "split face" appearance and wreath patterns. Building sides consist of a low parapet wall with a "dart and eggshell" cornice. The portion of the building dated 1908 has a sealed entrance and windows. Over each square window is an ornamental arch with cast concrete filigree. The adjacent common wall addition (1921) consists only of a large garage door opening. The building exists in a state of deterioration, with massive, continuous sidewall fractures at various locations. The building roof leaks profusely, causing interior moisture conditions and wood rot.

14. Is the primary exterior building material original?

Yes X No

15. Is the structure

a. On its original site? X b. Moved? Unknown?

16. Year of initial construction 1908 & 1921

This date is: a. Factual X

b. Estimated

17. Architect (if known): Unknown

18. Builder (if known): Unknown

19. Architectural style: None (simplistic block building)

PART C SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, significant historical events, lives of persons significant in our past. distinctive architectural characteristics. potential to yield historical information, etc.)

(Refer to Part C Attached)

BUILDING GROUP A
HISTORIC AND ARCHITECTURAL ASSESSMENT

PROJECT TITLE City of Lodi Building Demolitions (Phase I)

PART A. IDENTIFICATION

1. Common Name: Storage Buildings (2)
2. Historic name (if known) Unknown
3. Street address Interior Alley - between Main & Stockton Streets
City Lodi Zip 95240 County San Joaquin
4. Assessor Parcel Number -0-
5. Present owner (if known) City of Lodi
Address 221 W. Pine St. City Lodi Zip 95240
Ownership is: Public X Private _____
6. Present Use: Storage Original Use Unknown
Other past uses Unknown

PART B. DESCRIPTION

7. Describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The subject buildings are constructed with unreinforced concrete block, and are of their natural concrete color. The concrete block displays its original "split face" appearance, and wreath patterns. The wreath pattern block is located only at the building corners. The building has numerous small doors or openings, which are sealed. The peaked roof is totally deteriorated with dry rot and shingles are missing, exposing the rafters underneath. Sidewalls of the building have continuous sidewall fractures, and evidence of past repairs.

8. Locational map and photograph(s), including dates of enclosed photograph(s).

(Refer to Exhibits C & D attached)

9. Approximate property size:

Lot size (in feet)	Frontage	172' x 323' (corner lot)
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Depth

or Approximate acreage 1-3

10. Condition (Check One)

Excellent _____ Good _____ Fair _____ Deteriorated _____^x

11. Surroundings: (Check more than one if necessary)

a. Open Space X park

d. Residential _____

b. Scattered buildings

e. Commercial X

c. Densely built-up _____

f. Industrial _____

g. Other (describe) _____

12. Threats to site:

a. None known

d. Resideotial

b. Private development _____

e. Commercial

c. Zoning _____

f. Industrial _____

g. Other X

(Describe) City facility expansion - demolition.

13. Primary exterior building material:

a. Stone _____ c. stucco _____ e. Wood _____

b. Brick d. Adobe Block f. Other

(Describe) Concrete block

BUILDING B
HISTORIC AND ARCHITECTURAL ASSESSMENT

PROJECT TITLE City of Lodi Building Demolitions (Phase I)

PART A. IDENTIFICATION

1. Common Name: Old Jail
2. Historic name (if known) Unknown
3. Street. address 122 N. Main Street
City Lodi Zip 95240 County San Joaquin
4. Assessor Parcel Number -0-
5. Present owner (if known) City of Lodi
Address 221 W. Pine Street City Lodi Zip 95240
Ownership is: Public X Private _____
6. Present Use: Storage Original Use Municipal Jail
Other past uses None

PART B. DESCRIPTION

7. Describe the present physical appearance of the site or **structure** and describe any major alterations from its original condition:

The subject building measures 20' wide by 30' long, and is constructed with unreinforced concrete block. The block displays its original "split face" appearance. The west gable peak displays the building date (1908). The east gable end retains original attic ventilation tubes, which measure 18" diameter. The roof consists of corrugated sheet metal. The original wooden jail door remains in place at the building's only entrance, and windows remain barred. The interior cell fixtures and doors have been removed. Modern alterations consist of exterior electrical conduit, service panels, lighting, rain gutter and additional roof mounted vents. The building exists in a state of deterioration, with massive, continuous sidewall fractures at various locations. The building's rafter ties have been cut over past years to accomodate attic storage, thereby increasing side wall failure.

8. Locational map and photograph(s), including dates of enclosed photograph(s).

(Refer to Exhibits C and D attached).

9. Approximate property size:

Lot size (in feet)	frontage	<u>172' x 323'</u>
	Depth	<u>-</u>
or Approximate acreage		<u>1.3 acres</u>

10. Condition (Check One)

Excellent Good Fair Deteriorated X

11. Surroundings: (Check more than one if necessary)

a. Open Space	<u>X</u>	d. Residential	<u> </u>
b. Scattered buildings	<u> </u>	e. Commercial	<u>X</u>
c. Densely built-up	<u> </u>	f. Industrial	<u> </u>
		g. Other (describe)	<u> </u>

12. Threats to site:

a. None known	<u> </u>	d. Residential	<u> </u>
b. Private development	<u> </u>	e. Commercial	<u> </u>
c. Zoning	<u> </u>	f. Industrial	<u> </u>
		g. Other	<u>X</u>

(Describe) City facility expansion - demolition

13. Primary exterior building material:

a. Stone	<u> </u>	c. stucco	<u> </u>	e. Wood	<u> </u>
b. Brick	<u> </u>	d. Adobe Block	<u> </u>	f. Other	<u>X</u>
(Describe)	<u>Concrete block</u>				

PART C. SIGNIFICANCE

Discussion

For purposes of this study, the lead agency has elected to utilize standards established by the National Register of Historic Places to evaluate and determine the historic significance of the buildings in question. The National Register of Historic Places is designed to be used by the general public, local communities, state governments and federal agencies in their preservation planning efforts. (Refer to Exhibit A: Eligibility Criteria). By utilizing the National Register Criteria, the historic significance of the buildings in question and their eligibility for the National Register can be determined in the following manner:

Determination of Historical Significance

National Register Criteria. Standards for inclusion consists of meeting all of the following:

1. Category of Historic Property

The property in question consists of several buildings.

2. Historical Context (Theme)

The subject buildings can be found to be representative of the following historical themes:

- A. Type of building construction (Perrin Bros. Company);
- B. Information/topic (Early City of Lodi municipal operations; early 1900's law enforcement and social attitudes).

3. Type of Significance

A. TYPE OF CONSTRUCTION

The Perrin Bros Company of Lodi manufactured concrete building materials in Lodi from 1908 to 1915, and most particularly cast concrete block. Perrin Bros. was also known to construct curbs and sidewalks in Lodi, as well as the cast concrete globe light standards which still dominate many neighborhoods in Lodi.

Perrin block can be noted as a type of building material which has characteristics that are distinctive, and therefore capable of being placed into a separate category unto itself.

As a type of building construction, the use of concrete block may be considered significant by its association with the manufacturer. The Perrin Bros. Company may be considered locally significant, due to the influence or distinctive impression the company made upon the community during its existence. The lasting impression of Perrin Bros. Company is self evident throughout Lodi, from sidewalks, to light standards, to the presence of many distinctive residential and commercial buildings.

Overall, the buildings in question display no particular identifiable architectural style. However, in the historical context, the old jail and storage buildings possess characteristics which are notably "Perrin Company". such as conspicuous date blocks. cornices, cement filigree. and "split face" textures.

B. HISTORIC INFORMATION

The chief value of the buildings is their association with the history of Lodi's city government, in that they have been utilized as a part of the city's early municipal operations. Most particularly, the jail building may lend information about social attitudes in law enforcement at the turn of the century.

4. Integrity

In the context of historical property, integrity is the authenticity of the property's historic identity, as evidenced by the survival of physical characteristics that existed during the buildings historic period. For the purpose of establishing historic integrity, it is important to note that the buildings in question have suffered significant physical deterioration over the years. and have been officially determined by the City Building Official to be structurally unsound and not suitable for any purpose. (Refer to Exhibit B).

In addition to its advanced physical deterioration, the jail has been altered for other uses, causing the removal of cell fixtures and interior door hardware. Only the presence of barred windows and a "barred" wooden door suggests that the building was at one time used as a jail. The other remaining buildings under discussion have also had their interiors removed or altered for storage, and exterior windows and doors have been sealed. (Refer to Exhibit C)

The loss of important physical components resulting from deterioration and localized demolition significantly diminished the ~~quality of~~ the resource, and thus the overall historical integrity of the ~~buildings~~ in question.

FINDINGS

1. As a result of physical deterioration and localized demolition, the buildings' significance as a historic **resource** has diminished to an insignificant level.
2. The buildings' loss of historical integrity would cause them to be ineligible for inclusion in the National Register of Historical Places, therefore, it has been determined that the proposed project will not result in a significant impact on the environment (historical resources), and that no mitigative action is required.

DISCRETIONARY MEASURES - Historic Preservation

Although significant effects will not result from the project, additional measures may be taken at the City's discretion to reduce irreversible effects of the project toward the collection of salvagable historic materials.

1. That a qualified professional historian develop a historical interpretive and photo documentation of the buildings.
2. That architectural elements of the structures (e.g. dates, arches, filigree, cornices and cement blocks) be incorporated into the new construction onsite, using the following example:

Architectural elements may be incorporated into an interior wall of a building foyer which will be open to the public. Interpretives would also be incorporated into an interior design which would focus on a historic motif of the City.

Attachments

NATIONAL REGISTER OF HISTORIC PLACES

ELIGIBILITY CRITERIA

The standards for inclusion on the National Register of Historic Places consists of meeting all of the following eligibility criteria:

1. Category of Historic Property

A historic property must be a district, site, building, structure or object.

2. Historical Context (theme)

A historic property must possess significance in American history, architecture, archaeology, engineering, or culture. The property must be representative of significant themes, or patterns in the history, architecture, archaeology, engineering or culture of the relevant geographical area (Lodi), and must possess characteristics that make it a good representative of those themes.

NOTE: A theme may be defined by an event or series of events; a developmental force; an association with the life of a significant person; by one building type, period, or method of construction; or by information on a particular topic.

3. Type of Significance

A historic property must meet one or more of the following specific criteria, and be established within the context of a historical theme.

- A. The property may be associated with an event(s) that have made a significant contribution to the broad pattern of our history. (community, state, or national level).
- B. The property may be associated with the lives of persons significant in our past.
- C. The property may embody the distinctive Characteristics of a type, period, or method of construction, or that represent the work of a master, or that which possesses high artistic values.

NOTE: Embodying the distinctive characteristics of a type, period, or method of construction means illustrating the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history.

- D. The property may presently yield, or have the potential to yield important information in history. Such information consists of some aspect of history, including events, processes, institutions, design, construction.

■

settlement, migration, ideals, beliefs, lifeways, and other facets of the development or maintenance of cultural systems.

4. Integrity

A historic property must possess integrity. Integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. Integrity applies to the historic resource in seven ways:

- A. Location: The historic resource is at the place it was originally constructed.
- B. Design: The design of buildings reflects its historical function and available technologies of the period.
- C. Setting: Setting is the physical environment of the building. As opposed to location, setting illustrates the character of the place in which the resource played its historical role. The physical features of a historic setting may be the spatial relationships of other buildings around the property.
- D. Materials: Materials are the physical elements that were combined to form the site, building, or structure in a particular period in the past. The choice of materials can provide information about preferences of those who created the property, and about the availability of particular types of materials and technologies. The integrity of such materials determines whether or not an authentic historic resource still exists.
- E. Workmanship: Workmanship is the physical evidence of crafts of a particular culture or people during a period of history, which reveals individual, local, regional, or national applications of technological practices and aesthetic principles. (Tooling, joinery, painting, etc.)
- F. Feeling: Feeling is the quality a historic resource has in evoking the historic sense of a past period of time. Although intangible, feeling depends upon the presence of physical characteristics to convey the historic quality. It may require the presence and integrity of the historical setting.
- G. Association: Association is the direct link between a property and an event or person. If a property has "integrity of association", then the property is the place where the event or activity occurred and it adequately conveys that relationship.

MEMORANDUM, City of Lodi, Community Development Department

TO : CITY MANAGER

FROM: Roger G. Houston, Chief Building Inspector *RGH*

DATE: January 15. 1988

SUBJECT: General Findings--Old Jail Building
Storage Buildings
114 North Main Street

General inspection of the Old Jail building revealed its construction to be as follows:

1. Building floor is concrete.
2. Building walls are unreinforced, hollow. concrete masonry blocks.
3. The roof has a truss system.

There are several major cracks in the masonry walls. Some of these cracks are large enough that one is able to see through the walls.

The integrity and strength of the roof truss system has been destroyed largely due to the fact that the bottom cords were cut and removed to make room for storage.

In general. the jail is structurally unsound and deteriorated to such an extent that it should not be used for any purpose.

The masonry storage buildings are in as bad or worse condition than the jail.

RGH: dsq

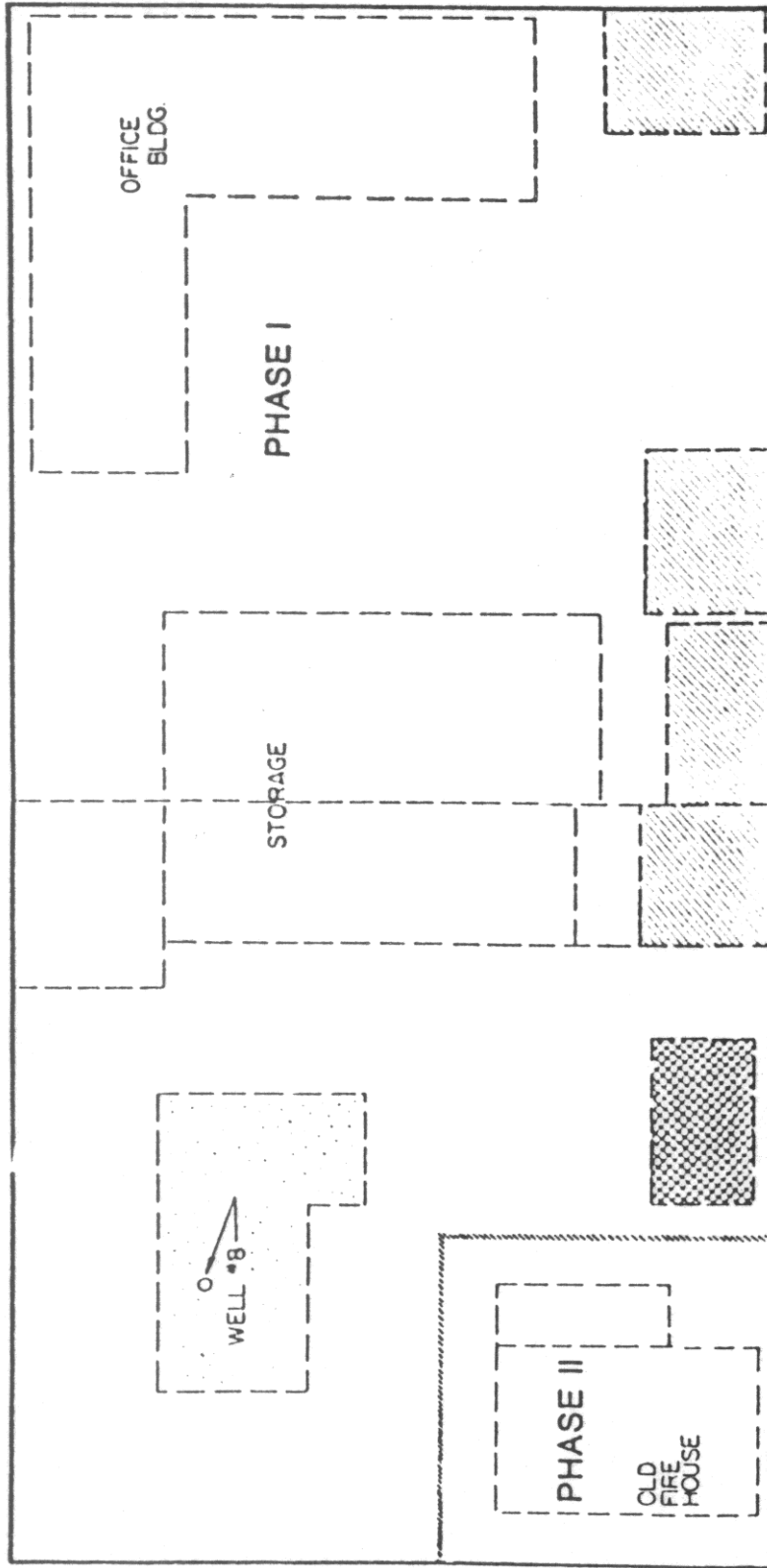
cc: James B. Schroeder
Rick Barnum



STOCKTON ST.

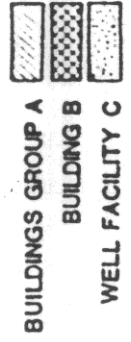
LOCUST ST.

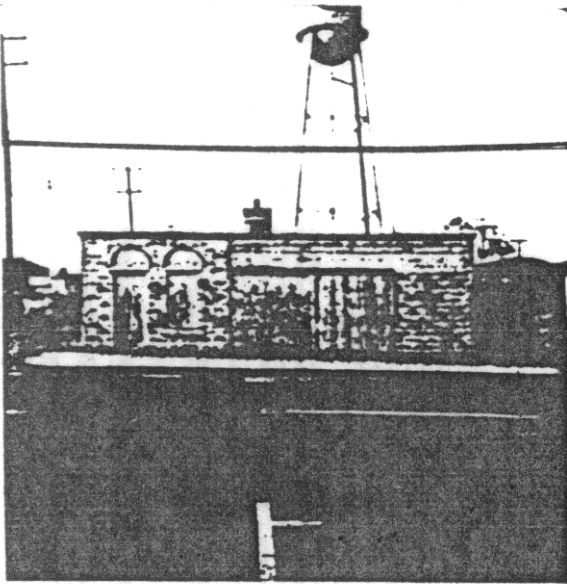
MAIN ST.



ALLEY

PHASE I DEMOLITION

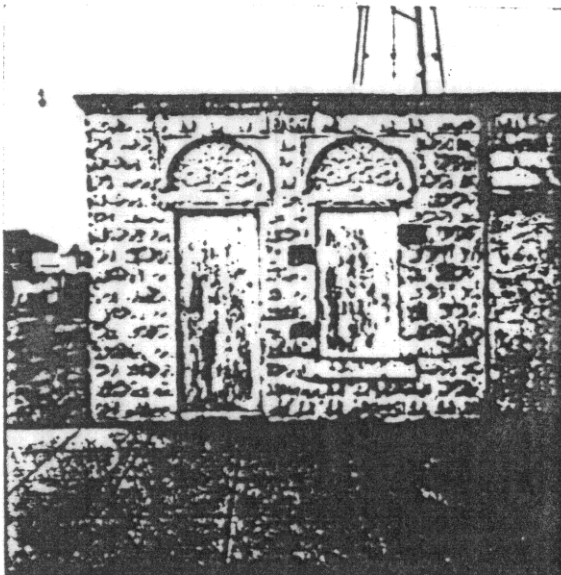




EAST ELEVATION 125 N. Main St.
c. 1921 addition is to the right.



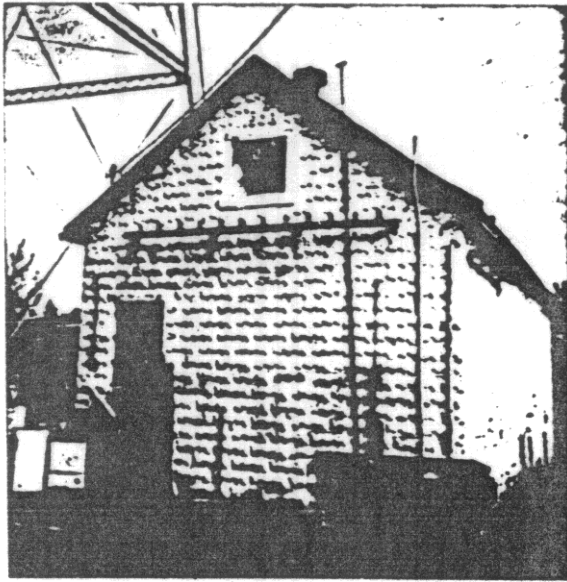
WEST ELEVATION Excessive moisture
conditions are evident.



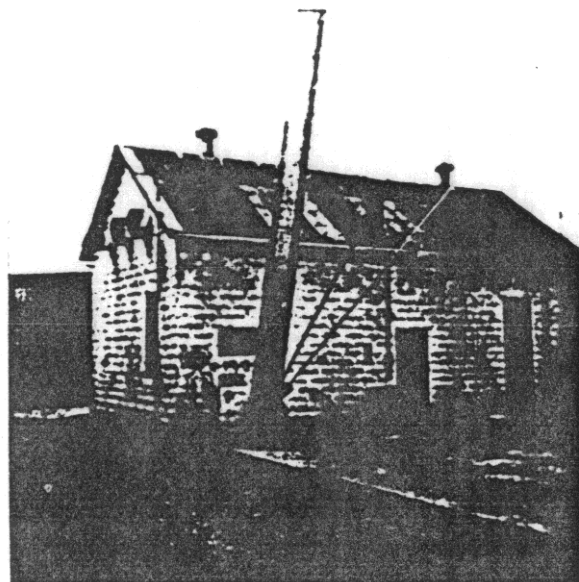
EAST ELEVATION Cornice, date, and
window arch detail



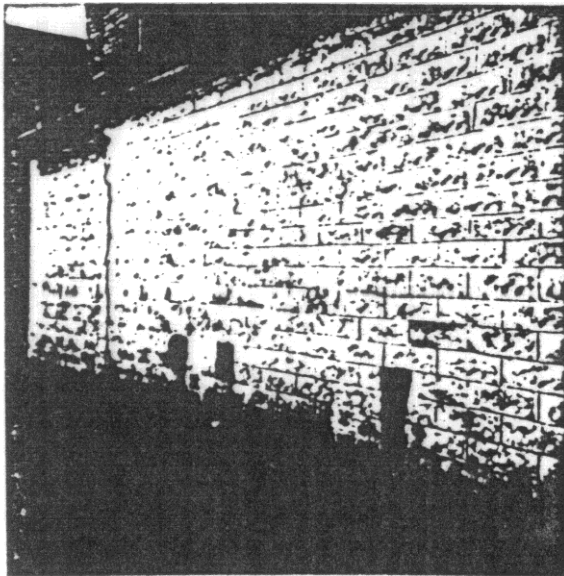
WEST ELEVATION Roof rot is evident
to the left of parapet wall.



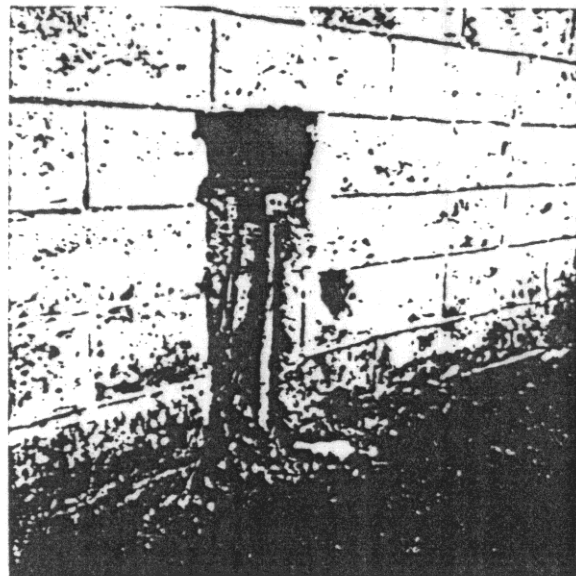
WEST ELEVATION Old Jail Facility
Perrin Block pattern is visible.



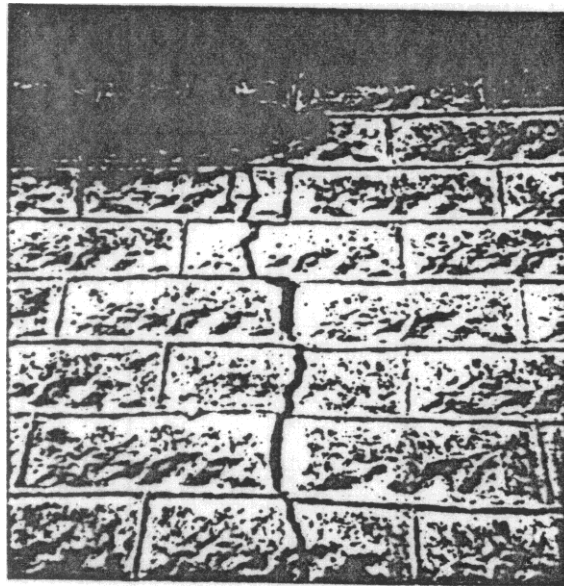
NORTH & EAST ELEVATIONS Wooden
door and vent tubes are visible.



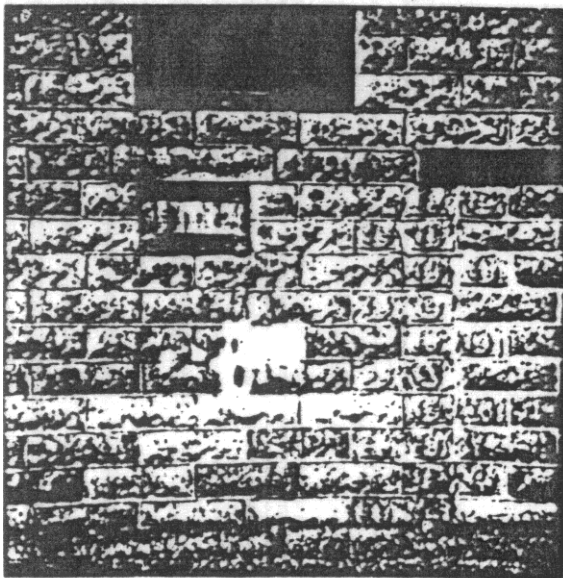
SOUTH ELEVATION Wall openings
left from cell fixture removal.



SOUTH ELEVATION Detail of wall
opening; block is unreinforced.



SOUTH ELEVATION Wall failure is evident. Crack width is $\frac{1}{4}$ "



SOUTH ELEVATION Block failure and patch work. Wreaths are visible.



ALLEY STORAGE BLDGS. Roof is rotted. Bldg. corner was "rounded" by vehicles.

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NOTICE OF PUBLIC HEARING

TO REVIEW AND APPROVE A NEGATIVE DECLARATION
FOR THE CITY BUILDINGS DEMOLITION PROJECT
(OLD CITY JAIL AND STORAGE BUILDINGS)

NOTICE IS HEREBY GIVEN that on Wednesday, February **17, 1988** at the hour of **7:30 pm.**, or as **soon** thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing to review and approve a negative declaration for the city buildings demolition project (old city jail and storage buildings).

Copies of the subject negative declaration are available in the City Clerk's office, 221 West Pine Street, Lodi, and may be obtained during regular business hours.

Additional information regarding this item may be obtained from Mr. Richard Barnum, Associate Planner, Community Development Department, **221 West Pine Street, Lodi, California (telephone - 333-6711)**. All interested persons are invited to present their views and comments on this matter. Written statements may **be** filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may **be** made at said hearing.

If you challenge the subject matter in court **you** may be limited to raising only those issues **you** or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior **to**, the Public Hearing.

By Order Of the Lodi City Council:

Alice M. Reimche

Alice M. Reimche
City Clerk

Dated: February 4. 1988

Approved **as** to form:

Ronald M. Stein
City Attorney

■ CITY COUNCIL

JAMES W. PINKERTON, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
DAVID M. HINCHMAN
K K A SIEGLOCK
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

January 8, 1992

Lodi Historical Committee
c/o Mr. Ralph Lea
15900 N. Locust Tree Rd.
Lodi, CA 95240

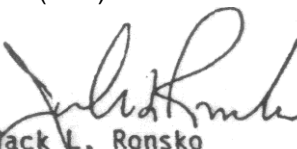
SUBJECT: Plans and Specifications and Advertisement **for Bids for**
Demolition of Elevated Water Storage Tank, 114 North Main Street

Dear Mr. Lea:

Enclosed is a copy of background information on an item that will be discussed at the City Council meeting on Wednesday, January 15, 1992, at 7:30 p.m. The meeting will be held in the City Council Chamber, Carnegie Form. 305 West Pine Street. You are welcome to attend.

If you wish to communicate with the City Council, please contact Alice Reimche, City Clerk, at (209) 333-6702.

If you have any questions about the item, please call Wes Fujitani or me at (209) 333-6706.


Jack L. Ronsko
Public Works Director

JLR/lm

Enclosure

cc: City Clerk ✓

CITY COUNCIL

JAMES W. PINKERTON, Mayor
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January 8, 1992

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

Ms. Maria E. Serna
801 West Elm Street
Lodi, CA 95240

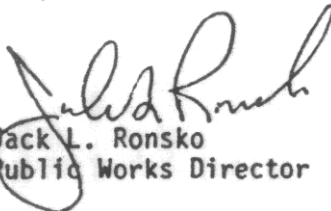
SUBJECT: Plans and Specifications and Advertisement for Bids for'
Demolition of Elevated Water Storage Tank, 114 North Main Street

Dear Ms. Serna:

Enclosed is a copy of background information on an item that will be discussed at the City Council meeting on Wednesday, January 15, 1992, at 7:30 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street. You are welcome to attend.

If you wish to communicate with the City Council, please contact Alice Reimche, City Clerk, at (209) 333-6702.

If you have any questions about the item, please call Wes Fujitani or me at (209) 333-6706.


Jack L. Ronsko
Public Works Director

JLR/1m

Enclosure

cc: City Clerk ✓